

GUIDELINES FOR SITE DEVELOPMENT AND LANDSCAPING

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to site development and landscape is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Installation and removal of all plant materials.**
- **Small yard decorations** anywhere.
- **Patios, decks, play equipment, dog houses/runs, swimming pools, hot tubs** in back yards.

SUBJECT TO REVIEW AND APPROVAL

- **Patios, decks, play equipment, dog houses/runs, swimming pools** in front yards and vacant lots.
- **Fencing** in front, side and back yards and on vacant lots.
- **Parking lots** in front or behind buildings and on vacant lots.
- **Parking surfaces** in front or behind buildings and on vacant lots.
- **Sidewalk cafes.**
- **Installation, alteration, or removal of streets, alleys and sidewalks.**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

The Cumberland Conservation District is characterized by widely spaced houses, the absence of sidewalks and curbs, and open space. Several parcels, especially south of Washington St., span the entire length of a town block and many side and rear yard property lines front a street. Consequently, many side and rear yards are highly visible, and therefore reviewing future site development projects, such as fencing, is important to the historic area.

RECOMMENDED :

1. Maintain the original topographic character of a site as perceived from the street (primarily front yards).
2. Retain the existing widths of streets and alleys.
3. The absence of sidewalks is unique to the historic area and characterizes its rural development. The installation of new sidewalks that run parallel to a public street are not recommended. *Exception:* The existing sidewalks along Washington St. and Muessing St. should be retained.
4. Off-street parking should be located at the rear of the properties, oriented toward alleys (if an alley exists), and screened if appropriate.

5. Parking lot dimensions, including the size of spaces, traffic pattern, and turning radius are to conform with the latest edition of Architectural Graphic Standards or other accepted city standards so that all spaces are usable and accessible (see also Parking Lot guidelines).
6. Rear yard fencing should not be higher than 6 ft. and may be open or solid in style, such as a privacy fence. Chain link and vinyl fencing are not appropriate.
7. Front yard fencing should be compatible with the historic character of the area. Generally, front yard fences should not be higher than 42 inches and should be open in style. Chain link and vinyl fencing are not appropriate.
8. Sidewalk cafes shall be in compliance with the requirements set forth in the municipal code of the City of Indianapolis, Ch. 961 Sidewalk Carts and Cafes. The municipal code pertaining to regulations for sidewalk cafes may be viewed via the internet at www.municode.com (refer to Ch. 961).
9. The outdoor eating area for sidewalk cafes should remain adjacent to the building.
10. Barriers for sidewalk cafes should be open, low, removable, and compatible with the architecture of the building.

NOT RECOMMENDED :

1. Significant changes in the topography of front yards and vacant lots by excessive grading or addition of slopes and berms.
2. Widening existing streets or alleys that would have a negative effect on the neighborhood.
3. Installation of new sidewalks that run parallel to a public street where none historically existed.
4. Placement of patios, decks, play equipment, dog house/runs, swimming pools or other large features in front yards.
5. Rear privacy fences that begin any closer to the street than a point midway between the front and rear facades of the primary structure.
6. Privacy fences that are over six (6) feet high.
7. Inappropriate fence types such as chain link or vinyl.

CUMBERLAND CONSERVATION AREA
GUIDELINES FOR SITE DEVELOPMENT AND LANDSCAPING

APPROPRIATE WOOD FENCES



INAPPROPRIATE WOOD FENCES

